

Virginia Department of Historic Resources

PIF Resource Information Sheet

This information sheet is designed to provide the Virginia Department of Historic Resources with the necessary data to be able to evaluate the significance of the property for possible listing in the Virginia Landmarks Register and the National Register of Historic Places. This is not a formal nomination, but a necessary step in determining whether or not the property could be considered eligible for listing. Please take the time to fill in as many fields as possible. A greater number of completed fields will result in a more timely and accurate assessment. Staff assistance is available to answer any questions you have in regards to this form.

General Property Information	For Staff Use Only DHR ID #: 045-0019
Property Name(s): <u>New Hampden Mill</u>	
Property Date(s): <u>1816</u> <input type="checkbox"/> Circa <input type="checkbox"/> Pre <input type="checkbox"/> Post Open to Public? <input type="checkbox"/> Yes <input type="checkbox"/> Limited <input checked="" type="checkbox"/> No	
Property Address: <u>3766 Blue Grass Valley Road</u> City: <u>Blue Grass</u> Zip: <u>24413</u>	
County or Ind. City: <u>Highland</u> USGS Quad(s): <u>Monterey</u>	

Physical Character of General Surroundings
Acreage: <u>20</u> Setting (choose one): <input type="checkbox"/> Urban <input type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Transportation Corridor
Site Description Notes/Notable Landscape Features: <u>Located on 1,000 ft of the South Fork of the Potomac River, approximately 5 miles from its source.</u>
Secondary Resource Description (Briefly describe any other structures (or archaeological sites) that may contribute to the significance of the property: <u>Bridge that provides only access to property</u>
Ownership Category: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public-Local <input type="checkbox"/> Public-State <input type="checkbox"/> Public-Federal

Individual Resource Information
What was the historical use of this resource? Examples include: Dwelling, Grist Mill, Bridge, Store, Tobacco Barn, etc... <u>Grist Mill</u>
What is the current use? (if other than the historical use) <u>None</u>
Architectural style or elements of styles: _____
Architect, builder, or original owner: <u>Original builder/owner was William Rexrode</u>
of stories <u>3</u> Condition: <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Poor <input type="checkbox"/> Ruins <input type="checkbox"/> Rebuilt <input type="checkbox"/> Renovated
Are there any known threats to this property? <u>Foundation has failed and southern wall is open to the elements. Windows have failed and allow access to the structure as well as openings in the siding and rafters.</u>

Resource Component Information

Please answer the following questions regarding the individual components of the resource. If the component does not exist, answer "n/a." If you feel uncomfortable in answering the question, please leave the space blank. Photographs of the features can also help our staff identify specific feature components. Usually, priority is given to describing features on the primary (front) facade of the structure.

Foundation: Describe the foundation that supports the structure. Examples include piers, continuous brick, poured concrete. Stone

Structure: Describe the primary structural component of the resource. Include primary material used. Examples include log, frame (sawn lumber), and brick. Also include the treatment, such as a particular brick bond or type of framing, if known. The millhouse is rectangular in shape, measuring 30 X 35 feet. Most imposing is it height, being some 40 feet from the top of its stone foundation to the peak of it roof. A stone foundation encloses a full basement. Above that are two levels approximately 12 feet high from floor to ceiling. Above the 2nd floor is still another operating floor, it being a tall open ceiling attic. Well-worn wooden stairs connect the different levels. Up near the peak of the roof is an interior catwalk that provided access to the hoist where grain was brought up. The millhouse is constructed entirely of wood—mostly oak, pine, and American chestnut. Massive hand-hewn corner beams are a foot square and still bear the cut marks from when they were shaped nearly 200 years ago. The beams and joists and braces were assembled using mortise-and-tenon joints and secured with wooden pins. The existing siding on the building was put on in the mid-1990's. A metal roof is thought to have been put on within the past twenty years, but that is not certain. There can be no doubt that both the roof and the siding have been replaced more than once over the long life of the building.

Walls: Describe the exterior wall covering such as beaded weatherboard or asbestos shingles. Wood

Windows: Describe the number, material, and form of the primary windows. This includes the number of panes per sash, what the sashes are made of, and how the sashes operate (are they hinged or do they slide vertically) Have the windows been replaced? Twenty nine (29) windows. Six over six panels made of wood. Seven of the windows on the south side (IMG_0014) have been replaced with failed aluminum windows. Original sashes for these windows have been lost. Upper sash fixed with lower sashes operating in a channel.

Porch: Briefly describe the primary (front) porch. List the primary material, shape of the porch roof, and other defining details. None

Roof: Describe the roof, listing the shape and the covering material. Gabled standing seam metal

Chimney(s): List the number of chimneys and the materials used. Include the brick bond pattern if possible. None

Architectural Description of Individual Resource: *(Please describe architectural patterns, types, features, additions, remodelings, or other alterations. A sketch of the current floor plan would be appreciated.)*

The millhouse is rectangular in shape, measuring 30 X 35 feet. Most imposing is it height, being some 40 feet from the top of its stone foundation to the peak of it roof. A stone foundation encloses a full basement. Above that are two levels approximately 12 feet high from floor to ceiling. Above the 2nd floor is still another operating floor, it being a tall open ceiling attic. Well-worn wooden stairs connect the different levels. Up near the peak of the roof is an interior catwalk that provided access to the hoist where grain was brought up. The millhouse is constructed entirely of wood—mostly oak, pine, and American chestnut. Massive hand-hewn corner beams are a foot square and still bear the cut marks from when they were shaped nearly 200 years ago. The beams and joists and braces were assembled using mortise-and-tenon joints and secured with wooden pins. The existing siding on the building was put on in the mid-1990's. A metal roof is thought to have been put on within the past twenty years, but that is not certain. There can be no doubt that both the roof and the siding have been replaced more than once over the long life of the building.

See attached floor plan.

Significance Statement: Briefly note any significant events, personages, and/or families associated with the property. (Detailed family genealogies are not necessary.) Please list all sources of information. It is not necessary to attach lengthy articles or genealogies to this form. Normally, only information contained on this form will be posted for consideration by the State Review Board.

Evidence of the completion of the New Hampden Mill, also known as the Rexrode Mill, is found in a land deed dated August 1st, 1817 by which the Commonwealth granted to Peter Hull eighteen acres of land “in the Crabbottom between Rexrode’s Mill and the Meeting house...” (*The Rexrode Mill at New Hampden, Virginia* by Wm. D. Rextoad, Published by Dolphin Publication, Hutchinson, Kansas, 2008)

New Hampden Mill is now in Highland County, VA but when it was built in 1816-1817 the area was part of Pendleton County. Barely five miles down from the very beginning of the South Branch of the Potomac River this old mill has stood for nearly 200 years. The valley where it was constructed was fertile farmland where the farmers grew wheat, corn, oats and other crops. They needed a mill to make flour for their bread, cornmeal for the table, and cracked grain for their animals. The river was small at this point but it was sufficient to fill a mill pond and power a mill. A court record from January 1815 shows that on motion of John Rexrode the Pendleton County Court ordered “a writ of Ad Quod Damnum be executed for the establishment of a water grist mill on his land.”

As one of the main buildings within this small historic agricultural community the grist mill presents a forceful image of community spirit. This historic early industrial building provides a physical link to this past. The New Hampden Mill has, over the last 200 years, become a community land mark.

Chronicle:

- 1816-1817 – Completed.
- March, 1825 – Acting on petitions, the court orders a road to be built to the mill.
- May, 1847 – Highland County, VA is created and takes in mill.
- Spring, 1856 – The village of New Hampden is established adjacent to the mill.
- About 1880 – The wooden waterwheel is replaced with a modern turbine, necessitating major modification to the waterway.
- Spring, 1889 – The mill dam is destroyed when a large flood devastates the area. It is replaced with one made of concrete.
- June, 1940 – The mill dam is again destroyed by a flood and is replaced by another concrete dam.
- About 1944 – Mill ceases operation as a grist mill.
- Early 1960s – Millhouse used to raise turkeys after removing most of the milling equipment.
- Mid-1960s and on – Little use is made of the millhouse for the next thirty years except to store hay.
- July, 2004 – The millhouse is used briefly for a fly-fishing business.
- September, 2005 – The Highland Historical Society sets out to purchase and restore the mill but is unable to raise the funds.
- November, 2008 – The mill is one of those featured in a documentary video, *The Water-Powered Mills of Pendleton County*.
- May, 2013 – The mill and surrounding 20 acres are acquired at auction by New Hampden Investment, LLC.

Legal Owner(s) of the Property (For more than one owner, please use a separate sheet.)Mr. ☐ Mrs. ☐ Dr. ☐Miss ☐ Ms. ☐ Hon. ☐

New Hampden Investment, LLC

(Name)

(Firm)

P.O. Box 93

Staunton

VA

24402

(Address)

(City)

(State)

(Zip Code)

jbankert@verizon.net

540.290.4361

(Email Address)

(Daytime telephone including area code)

Owner's Signature: _____ Date: 8/22/2013

•• Signature required for processing all applications. ••

In the event of corporate ownership you must provide the name and title of the appropriate contact person.

Contact person: Judd Bankert, Member

Daytime Telephone: (540) 290-4361

Applicant Information (Individual completing form if other than legal owner of property)Mr. ☐ Mrs. ☐ Dr. ☐Miss ☐ Ms. ☐ Hon. ☐

(Name)

(Firm)

(Address)

(City)

(State)

(Zip Code)

(Email Address)

(Daytime telephone including area code)

Applicant's Signature: _____

Date: _____

Notification

In some circumstances, it may be necessary for DHR to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator or City Manager.

Mr. ☐ Mrs. ☐ Dr. ☐Miss ☐ Ms. ☒ Hon. ☐

Roberta Lambert

County Administrator

(Name)

(Position)

Highland County

County Office, Main Street

(Locality)

(Address)

Monterey

VA

24465

540.468.2347

(City)

(State)

(Zip Code)

(Daytime telephone including area code)

Please use the following space to explain why you are seeking an evaluation of this property.

Intend to apply for Virginia Historic Tax Credits for qualified rehabilitation expenditures made to the propertyWould you be interested in the State and/or the Federal Rehabilitation Tax Credits? **Yes X** No ☐Would you be interested in the easement program? Yes ☐ **No X**